

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 42
AGENDA DATE: Thu 01/12/2006
PAGE: 1 of 1

SUBJECT: C14-04-0170 - San Jose Church - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South First Street (East Bouldin Creek Watershed) from family residence (SF-3) district zoning to limited office-conditional overlay (LO-CO) combining district zoning and general office-conditional overlay (GO-CO) combining district zoning. First reading approved on January 13, 2005. Vote: 7-0. Applicant: San Jose Church. Agent: Sergio Lozano. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0170

REQUEST:

Approve second readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South First Street (East Bouldin Creek Watershed) from family residence (SF-3) district zoning to limited office-conditional overlay (GO-CO) and general office-conditional overlay (GO-CO) combining district zoning.

DEPARTMENT COMMENTS:

This case was heard on first reading on January 13, 2005. Additional field notes are required from the applicant to draft an ordinance and approve this case on third reading. This case is being brought forward for second reading to prevent this case from expiring.

OWNER/APPLICANT: San Jose Catholic Church

AGENT: Sergio Lozano

DATE OF FIRST READING: 1/13/05 – Approved LO-CO and GO-CO on consent.

CITY COUNCIL HEARING DATE: January 12, 2006.

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0170 (San Jose Catholic Church) **Z.A.P. DATE:** December 7, 2004

ADDRESS: 2510 S. 1st Street

OWNER/APPLICANT: San Jose Catholic Church
(Father Tom Frank, 444-7587)

AGENT: LOC Consultants
(Sergio Lozano-Sanchez, 499-0908)

ZONING FROM: SF-3

TO: LO-MU and GR-MU

AREA: 3.986 acres

SUMMARY STAFF RECOMMENDATION:

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day. The applicant has agreed to these conditions.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 7, 2004: Approved GR-CO for the lot depth along S. 1st Street with permitted Civic uses and permitted NO uses. LO-CO with staff conditions for the remainder of the tract. [M.W; J.M 2ND] (8-0) C.H – INELIGIBLE TO VOTE

DEPARTMENT COMMENTS:

This case was heard on first reading on January 13, 2005. Additional field notes are required from the applicant to draft an ordinance and approve this case on third reading. This case is being brought forward for second reading to prevent this case from expiring.

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

(See Exhibit A - Zoning Map and Exhibit B. 2003 Aerial Photograph).

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day.

The applicant has requested LO zoning to extend the parking area of the church and GR zoning to construct a community center/gymnasium.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	SF-3, LO, CS and CS-1	Undeveloped, restaurant, liquor store
<i>South</i>	LO and SF-3	Office and Single Family Homes
<i>East</i>	P-NP	Gillis Park and South Austin Multi-purpose Center
<i>West</i>	LO-CO	Undeveloped

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** East Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Terrell Lane Interceptor Association (300)
- Galindo Elementary Neighborhood Association (904)
- South Central Coalition (498)
- Austin Neighborhoods Council (511)

SCHOOLS: (AISD)

Dawson Elementary School Fulmore Middle School Travis High School

CASE HISTORY

There is a site plan currently under review for this property (SP-04-0373C) which provides for the construction of a detention pond to serve the existing use of the church and associated parking.

There is a subdivision currently under review for this property (C8-04-0112.0A), which intends to resubdivide 4 lots, consisting of 3.7 acres.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
South First	70'	60'	Minor Arterial
Herndon Lane	60'	35'	Local

CITY COUNCIL DATE: Jan, 12, 2006

ACTION:

Jan 13, 2005

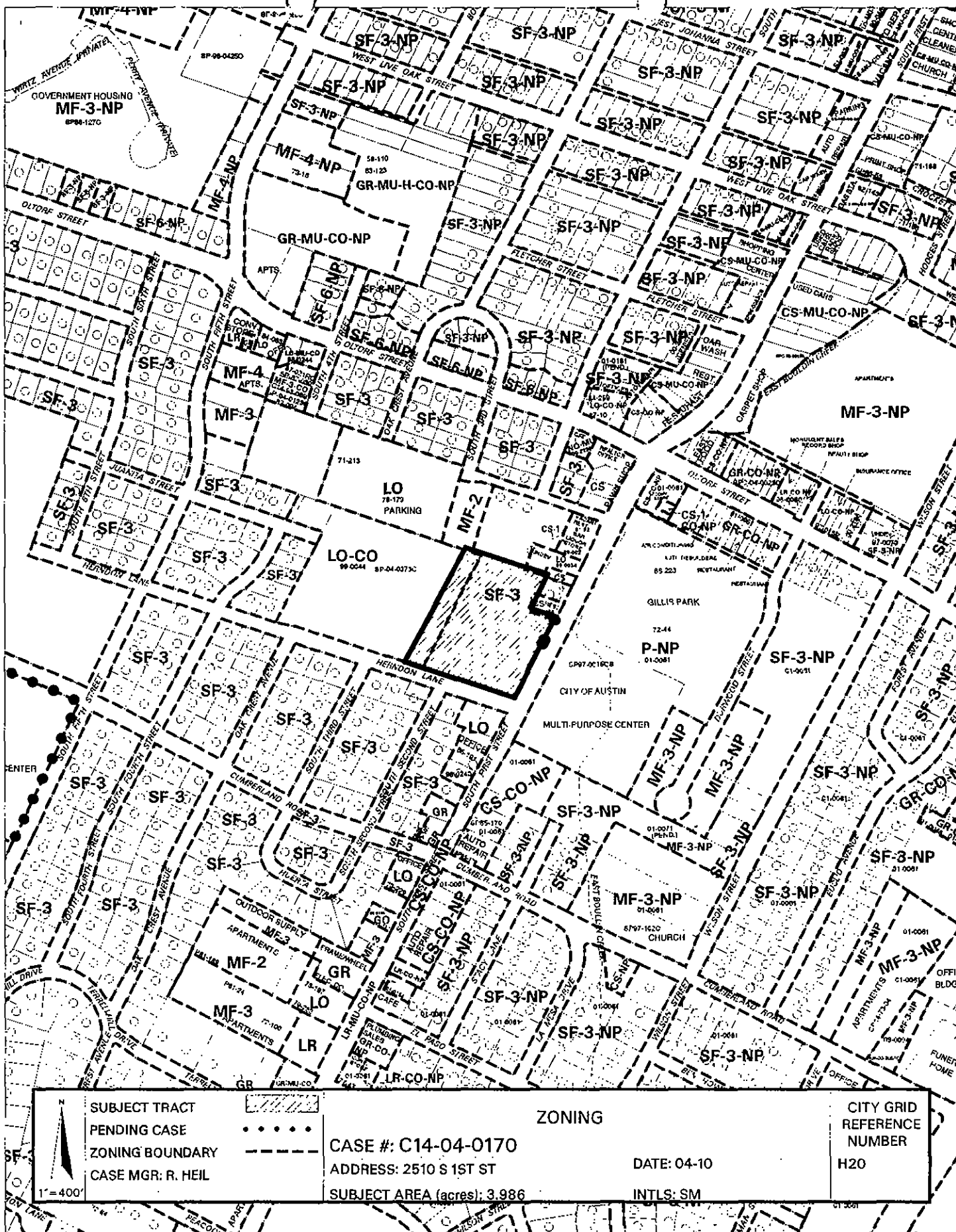
Approved LO-MU and GR-MU on 1st reading

ORDINANCE READINGS: 1st 1/13/06 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330





SUMMARY STAFF RECOMMENDATION**C14-04-0170**

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day. The applicant has agreed to these conditions.

EXISTING CONDITIONS**Site Characteristics**

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

(See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day.

The applicant has requested LO zoning to extend the parking area of the church and GR zoning to construct a community center/gymnasium.

Site Plan

There is a site plan currently under review for this property (SP-04-0373C) which provides for the construction of a detention pond to serve the existing use of the church and associated parking.

There is a subdivision currently under review for this property (C8-04-0112.0A), which intends to resubdivide 4 lots, consisting of 3.7 acres.

Compatibility Standards

The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to 6370 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis has been waived as the applicant has agreed to limit trips to less than 2000 per day.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
South First	70'	60'	Minor Arterial
Herndon Lane	60'	35'	Local

- There are existing sidewalks along S. 1st Street
- Cumberland Road is classified in the Bicycle Plan as a Priority Barrier to Travel Bike Route.
- Capital Metro bus service is available along South First.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

A minor portion of the site falls within the 100-year floodplain.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Environmental - Stormwater Detention

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.